

ORDINANCE 2022-09-29-0740

**APPROVING AN AMENDMENT IN THE INCREASED AMOUNT NOT TO EXCEED \$890,140.00 TO THE \$1,260,000.00 PROFESSIONAL SERVICES AGREEMENT WITH MARMON MOK, LP FOR ADDITIONAL DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES RELATED TO THE ALAMODOME IMPROVEMENTS PROJECT LOCATED IN COUNCIL DISTRICT 2. FUNDS ARE AVAILABLE FROM CERTIFICATES OF OBLIGATION INCLUDED IN THE FY 2023 – FY 2028 CAPITAL IMPROVEMENT PROGRAM.**

\* \* \* \* \*

**WHEREAS**, the City-owned and operated Alamodome multi-purpose facility is the preferred venue for many trade shows, sporting events, and concerts such as Monster Jam, Disney on Ice, and the Valero Alamo Bowl, and was the venue that hosted the 2018 NCAA Men's Final Four; and; and

**WHEREAS**, the City has committed to additional interior improvements at the Alamodome in preparation for the NCAA Men's Final Four in 2025, which include new club-level suites as well as renovations to the upper-level concessions and circulation areas with similar enhancements as previously completed on the east and west side of the Plaza Level; and

**WHEREAS**, on June 17, 2021, through Ordinance No. 2021-06-17-0463, City Council approved a contract with Marmon Mok, LP in the total amount of \$1,260,000.00 for design and architectural services for the Alamodome Improvements Project; and

**WHEREAS**, this proposed amendment will compensate Marmon Mok, LP for additional design and construction administration services associated with the addition of City requested new project scope upgrades, renovation improvements and modifications related to the Alamodome Improvements Project, including but not limited to newly added upgrades, renovation improvements and/or modifications to the main field level kitchen, the public restrooms on the field, plaza, club and upper levels, club level concession, dining and lounge areas, top of the dome and hall of fame area including wi-fi access points on the exterior perimeter of the Alamodome site; and

**WHEREAS**, this proposed amendment for additional architectural design and construction administration services will increase the contract by \$890,140.00 for a revised total contract amount of \$2,150,140.00. The following table illustrates the previously authorized amendments since the execution of this agreement and the proposed amendment:

Item	Amount
Original Contract Value	\$1,260,000.00
Previous Contract Amendments	\$0.00
Proposed Contract Amendment	\$890,140.00
Revised Contract Value	\$2,150,140.00

The project is currently under design and design completion is anticipated in January 2023 upon approval of this amendment. Approval of this amendment is integral to ensuring the completion of construction in January 2025; and

0-10-PS-20-SS05  
**WHEREAS**, it is necessary to amend the Professional Services Agreement for Architectural and Engineering Services accordingly and authorize the execution of such amendment increasing the agreement with Marmon Mok, LP. by \$890,140.00 for the Alamodome Improvements Project; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager, or his designee, is authorized to execute an amendment with Marmon Mok, LP in an amount not to exceed \$890,140.00 for the design and construction management services for the Alamodome Improvements Project. A copy of the Amendment in substantially final form is attached as **Exhibit A**.

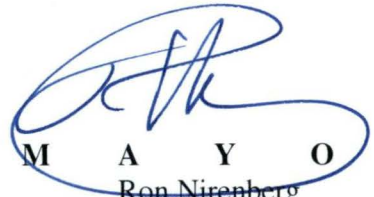
**SECTION 2.** Payment is authorized to be encumbered and made payable to Marmon Mok, LP in an amount not to exceed \$890,140.00 due to this contract increase. Payment is in support of the Alamodome Improvements Project, using Fund 47099000, WBS element 45-00038-01-02 and GL account 5201170. Funding for this project is provided by Certificates of Obligation and is included in the FY 2023-FY 2028 CIP Budget.

Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

**SECTION 3.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 4.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.


**PASSED AND APPROVED this 29<sup>th</sup> day of September, 2022.**

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney





## City of San Antonio

### City Council Meeting September 29, 2022

**25.**

**2022-09-29-0740**

Ordinance amending the \$1,260,000 Professional Services Agreement with Marmon Mok, LP to add an increased amount not to exceed \$890,140 for additional design and construction administration services related to the Alamodome Improvements Project. Funds are from Certificates of Obligation included in the FY 2023 – FY 2028 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

<b>Aye:</b>	Nirenberg, Bravo, McKeeRodriguez, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry
<b>Absent:</b>	Castillo

## **Exhibit A**

**AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT  
FOR  
ARCHITECTURAL AND ENGINEERING SERVICES  
FOR  
ALAMODOME IMPROVEMENTS PROJECT  
(PROJECT NUMBER: 45-00038-01-04A)**

This Amendment to the Professional Services Agreement for Architectural Services for the Alamodome Improvements Project, is entered into by and between the City of San Antonio ("City"), a home rule municipal corporation, acting by and through its City Manager, and Marmon Mok, LP ("Consultant"), acting by and through its duly authorized corporate representative, as set out below. The City and Consultant are referred to collectively herein as the "Parties".

**WHEREAS**, in June 2021, through Ordinance 2021-06-17-0463, the City and Consultant entered into the Professional Services Agreement for the Alamodome Improvements Project in an amount not to exceed \$1,260,000.00 ("Original Agreement"), which amount has been increased to \$2,150,140.00 pursuant to Amendment 1; and

**WHEREAS**, the Parties desire additional design and construction administration services for the Alamodome Improvements Project in the amount of \$890,140.00; and

**WHEREAS**, the Contract Price is hereby revised to a not to exceed amount of \$2,150,140.00; and

**WHEREAS**, the Parties desire to extend the term of the Agreement to March 31, 2025;

**NOW THEREFORE**, in consideration of the terms, covenants, agreements and demises herein contained each to the other given, the sufficiency and receipt of which are hereby acknowledged, the Original Agreement is amended as follows:

1. **Contract Price.** The not to exceed amount of the Contract Price is hereby increased in the amount of \$890,140.00 for a revised not to exceed Contract Price of TWO MILLION ONE HUNDRED AND FIFTY THOUSAND, ONE HUNDRED FORTY AND 00/100 U.S. DOLLARS (\$2,150,140.00).
2. **Article IV.3.** Article IV.3 is amended as follows:  
  
An additional Scope of Work is attached to this Agreement in Exhibit IV Amendment No. 5 and is added to and incorporated into this Agreement.
3. **Article V.1.** Article V.1 is amended to extend the term of the agreement to March 31, 2025.
4. **Exhibit IV Architectural Scope of Services.** The scope of work attached hereto as Attachment 1 Additional Scope, is hereby added to and incorporated into Exhibit IV Amendments, as Amendment No. 5.
5. **Exhibit I Design-Build Scope of Services and Fee/Price Proposal**

**Breakdown for Professional Services.** The Revised Fee/Price Proposal Breakdown for Professional services attached hereto as Attachment 2 Revised Fee/Price Proposal Breakdown for Professional Services, is hereby added to and incorporated into Exhibit I Fee/Price Proposal Breakdown for Professional Services.

Except as amended hereby, all other provisions of the Agreement and corresponding Amendments are hereby retained in their entirety and remain unchanged.

*Signatures to follow*

**EXECUTED** and **AGREED** to this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**CITY OF SAN ANTONIO**

**MARMON MOK, L.P.**

\_\_\_\_\_  
(Signature)

Erik Walsh City Manager

DocuSigned by:  
Gregory Houston, AIA LEED BD+C  
3273452AC8AB442...  
(Signature)

Gregory Houston, AIA LEED BD+C  
Partner

Approved as to Form:

\_\_\_\_\_  
Assistant City Attorney

# **Exhibit 1**





August 30, 2022

Mark Beavers  
Public Works Department  
City of San Antonio  
P.O. Box 839966 |  
San Antonio, TX 78283-3966

RE: Proposal for Professional Architectural/Engineering Services  
Alamodome Final Four 2025 – Additional Services Requested by CoSA  
Additional Scope – Wifi & Club Level Circulation – August 2022 (ASR 1)  
Additional Scope - Kitchens-Toilets-Club-HOF - August 2022 (ASR 2)  
Bid Packages  
REVISED 8-26-2022 / REVISED 8-30-2022

Dear Mr. Beavers,

Per our discussion yesterday, we have revised our Additional Services proposal which was previously submitted to Patricia Cantor on August 5, 2022 and re-submitted with modifications on August 19, 2022. The modified proposal is described herein.

We have prepared our original proposal based on the scope of work description provided to us from Mr. Guillermo Moya during our meeting with you on July 26, 2022, and our discussion with you during that meeting based on the written scope provided. Further, our understanding of the scope is based on our discussion with Guillermo Moya on August 4, 2022. As requested during my discussion with Mr Moya on August 8, 2022, we have revised our proposal.

This revised proposal includes this letter, a narrative of the scope of work and further explanation of the basis for our proposed fee. Per our conversation, also included with this letter is the comprehensive *COSA Fee/Price Proposal Breakdown for Professional Services* showing a tabulation of hours and applied hourly rates for all consultants included in our combined Additional Services Request. A summary of conversation and this updated proposal is as follows.

1. **Provide a new COSA Fee/Price Proposal Breakdown for Professional Services (Breakdown spreadsheet) which includes both ASR 1 and ASR 2 together.** Marmon Mok previously submitted the Breakdown spreadsheet for ASR 2 only. The approved amount of \$91,237 for ASR 1 is now incorporated in the new spreadsheet together with the approved amount for ASR 2 of \$778,540.
2. **Provide a fee for developing the BASE SCOPE in a separate bid package from the ADDITIONAL SCOPE requested in August 2022.** COSA may elect to issue the bid documents in two separate packages in lieu of the single package previously discussed for the proposed fee in ASR 2. The proposed fee for developing two packages is \$10,363.
3. **Provide an amount for expenses within the not-to-exceed lump sum amount of the revised Breakdown spreadsheet.** This amount is proposed at \$10,000.



**SCOPE OF WORK – BASE SCOPE ADDITIONAL WORK**

The following scope of work was not in the original contracted scope and was added to the project with additional funds which increased the construction budget from \$16,880,000 to \$18,144,000.

- Upgrade WiFi access points around the Alamodome site.
- New Lighting and New Finishes at the Club Level Circulation

**SCOPE OF WORK – NEW ADDITIONAL SCOPE**

The following scope of work description by Guillermo Moya with the Convention and Sports Facility Department is for the additional scope of work (Additional Scope) to be performed together with the original scope of work (Base Scope) by Guillermo Moya with the Convention and Sports Facility Department currently under contract. The project construction budget estimated by Guillermo Moya with the Convention and Sports Facility Department is \$9,320,000. Per direction of the City and the Convention and Sports Facility Department, the design and construction documents will clearly delineate the scope of the construction to be completed in time for hosting the NCAA Final Four in March of 2025. The Convention and Sports Facility Department will establish this timeframe. Based on the need to expedite the fee proposal, we have not confirmed the construction costs as estimated by the city. Our fee proposal is based on our knowledge of the existing conditions at the Alamodome and based on the work necessary to perform the additional written scope provided to us. The proposal includes the engineering consultants (Mechanical, Plumbing, Electrical, Life Safety, Code, Food Service, Audio-Visual, Technology) to address the written scope provided to us.

**Kitchen Renovations –**

Based on our prior experience with the Alamodome main kitchen at field level and based on our current experience with the new club level kitchen, we understand that new electrical service panels may need to be upgraded or supplemented for new equipment or a new layout effecting the electrical engineering design. We anticipate with new kitchen equipment some renovation of HVAC and Fire Suppression systems will be required effecting the mechanical/plumbing design. The desire to improve workflow in the kitchen may affect doors, walls, and service points.

**Toilet Room Renovations –**

The Toilet Room Renovations are anticipated to require extensive Architectural and Interior Finishes study to bring the layout to compliance with current code, and result in a new image refresh. The change in all plumbing fixtures there will be significant involvement by our plumbing engineer. Individual color schemes and themes per floor may be incorporated.

**Club Level Concessions, Lounges, and Courts –**

Our proposal to address this scope of work will emphasize appearance and image as well as new energy efficient lighting, and the addition of electrical power as needed to provide flexibility in the lounge and court spaces. We anticipate very little HVAC work in these areas, however within the concession, some HVAC modification may be required.

**Top of the Dome Club and Hall of Fame –**

Based on the anticipated budget assigned to this scope of work and our conversations the intention is to provide new finishes without significant renovation. The approach will be to upgrade the image, but not completely remake the space image into a "premier" club.



**SCHEDULE**

We understand that the inclusion of these additional scopes of work will increase the complexity of the design and the construction and require an expedited design process. We are prepared to provide the additional staff and resources necessary to address the complexity of the work on all levels and to complete the design and documents by January of 2023. The attached schedule to this proposal will indicate the following dates:

1. Preparation of the Add Services Program and Schematic Design – August 2022 to October 2022
2. Cost Estimate - October 2022
3. Construction Documents – October 2022 to January 2023
4. Completion of Construction Documents – January 2023.
5. Bidding – January 15, 2023 to March 1, 2023.
6. Permit Application & TDLR Review - January 15, 2023 to March 15, 2023.
7. Evaluation of Bids – March 2, 2023 to March 15, 2023.
8. City Council Approval – March 2023 to May 2023.
9. Notice of Award May 2023.
10. Notice to Proceed for Construction – June 1, 2023.
11. Substantial Completion of Construction required for the NCAA Final Four 2025 – 12-01-2024.
12. Substantial Completion of the remainder of construction – 12-01-2024.
13. Final Completion for the project – 02-01-2025.

**FEE****Basis**

Our proposed fee is based on several critical factors that need to be achieved to meet the project goals and adequately address the total project scope. These critical factors, identified below will require additional staffing and resources to complete the project successfully.

- Schedule – The Base Scope is scheduled to complete the Construction Documents in January 2023. This Base Scope work has been in progress for approximately 12 months to reach Design Development. The Additional Scope will need to be completed in approximately 5 months with the Program and Schematic Design work overlapping the Construction Documents of the Base Scope to be packaged together for bidding under one construction contract. The design schedule, and Owner Reviews of the design work, will need to be expedited requiring additional staffing and extended working hours to complete the work. The design work will need to be accelerated.
- Project Phases – In order to quickly document the project scope for Owner decision making and for cost estimating to determine the project is within the project construction cost budget, we propose an initial Program and Schematic Design Phase followed by the preparation of a cost estimate. Following Schematic Design and Cost Reconciliation, we propose the design move directly to Construction Documents to meet the schedule for completion of Construction Documents.
- Design & Engineering – The Additional Scope will require a much greater level of engineering services for mechanical, electrical and plumbing engineering than the Base Scope. The time for proper coordination between the design disciplines will be compressed by the schedule and require additional staff and management.
- Bidding – The qualifications to select a preferred Contractor to build the project will be complicated and will need to be expedited immediately following the receipt of bids. Additional time and management resources will be required.
- Construction – The Additional Scope will now include construction work on almost every level in the Alamodome. The construction scheduling and installation will be complex and require additional time to review expedited project submittals and observation of the work in place

**FEE**

Based on the project scope, our Fee Basis enumerated above and the project complexity the A-E professional services fee is proposed as follows.

Lump sum fee of \$890,140.

This fee includes an estimated amount of \$10,000 for expenses to cover printing, courier service, and expenses for statutory regulatory fees. Our Fee/Price Proposal Breakdown for Professional Services reflects this expenses amount.

Thank you for your consideration. We are prepared to discuss any comments you have to the proposal, and we look forward to starting work immediately upon acceptance.

Sincerely,



Gregory J. Houston, AIA LEED AP BD+C

Enc: COSA Standard Hourly Worksheets by Discipline



**End of Exhibit 1**

# **Exhibit 2**

### Fee/Price Proposal Breakdown for Professional Services

<b>Project Name:</b>	<b>NCAA Final Four 2025 Improvements</b>		
<b>Name of Firm/Subconsultant:</b>	<b>MARMON MOK TEAM SUMMARY</b>		
<b>Project Manager:</b>	<b>Nunez</b>		
<b>Date Proposal Submitted:</b>	<b>8/19/2022</b>		

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).





CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT

## EXHIBIT I

### Fee/Price Proposal Breakdown for Professional Services

<b>Project Name:</b>	<b>NCAA Final Four 2025 Improvements</b>								
<b>Name of Firm/Subconsultant:</b>	<b>MARMON MOK</b>								
<b>Project Manager:</b>	<b>Nunez</b>								
<b>Date Proposal Submitted:</b>	<b>6/2/2021</b>	<b>Revised</b>	<b>6/28/2021</b>						
<b>Position/Personnel Title</b>	<b>Partner</b>	<b>Associate Partner</b>	<b>Senior Project Manager</b>	<b>Senior Designer</b>	<b>Senior Architect</b>	<b>Project Manager</b>	<b>Architect</b>	<b>Architectural Designer 2</b>	<b>Architectural Designer 1</b>
<b>Fully-Loaded Hourly Wage Rates * (as defined below)</b>	<b>\$280.00</b>	<b>\$220.00</b>	<b>\$170.00</b>	<b>\$180.00</b>	<b>\$160.00</b>	<b>\$140.00</b>	<b>\$150.00</b>	<b>\$120.00</b>	<b>\$100.00</b>
<b>Task to be performed/Phase Description (including Sub-consultant work)</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>
Programming & Conceptual Design/ Presentation / Budget Cost Analysis	16		21	20			37		4
Sustainability Analysis									
Schematic Design / Renderings / Cost Estimate	16		128	104			48		6
Design Development / Cost Estimate	8		60	14			44		4
Code Analysis / Facility Standards Review									
Utility Coordination									
Interior Design - Furniture Plan / Finish Selections									
Signage & Wayfindings									
Construction Document & Cost Estimate	40		154	154			56		36
Bidding Phase Services	4		20	12			10		3
Construction Administration / Project Closeout	20		40	24			24		2
<b>Total Hours:</b>	<b>104</b>	<b>0</b>	<b>423</b>	<b>328</b>	<b>0</b>	<b>0</b>	<b>219</b>	<b>0</b>	<b>53</b>
<b>Total Fee Proposal (Not to Exceed):</b>	<b>\$29,120.00</b>	<b>\$0.00</b>	<b>\$71,910.00</b>	<b>\$59,040.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$32,850.00</b>	<b>\$0.00</b>	<b>\$53,600.00</b>

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).





CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT

## **EXHIBIT I**

### Fee/Price Proposal Breakdown for Professional Services

<b>Project Name:</b>	NCAA Final Four 2025 Improvements								
<b>Name of Firm/Subconsultant:</b>	Populous								
<b>Project Manager:</b>	Brady Spencer								
<b>Date Proposal Submitted:</b>	8/19/2022	Revised							
Position/Personnel Title	Senior Principal	Senior Architect - PIC	Senior Project Manager	Senior Project Architect	Senior Project Designer	Architect	Project Manager	Project Architect	Project Designer
Fully-Loaded Hourly Wage Rates * (as defined below)	\$420.00	\$325.00	\$275.00	\$275.00	\$275.00	\$200.00	\$205.00	\$205.00	\$205.00
Task to be performed/Phase Description (including Sub-consultant work)	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours
Programming & Conceptual Design/ Presentation / Budget Cost Analysis		11						16	
Sustainability Analysis									
Schematic Design / Renderings / Cost Estimate		24						72	
Design Development / Cost Estimate		10						60	
Code Analysis / Facility Standards Review									
Utility Coordination									
Interior Design - Furniture Plan / Finish Selections									
Signage & Wayfindings									
Construction Document & Cost Estimate		24						80	
Bidding Phase Services		9						9	
Construction Administration / Project Closeout		22						90	
<b>Total Hours:</b>	0	100	0	0	0	0	0	327	2
<b>Total Fee Proposal (Not to Exceed):</b>	\$0.00	\$32,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67,035.00	\$46,330.00

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).

### Fee/Price Proposal Breakdown for Professional Services

[illegible]



**EXHIBIT I****Fee/Price Proposal Breakdown for Professional Services**

Project Name:	NCAA Final Four 2025 Improvements							
Name of Firm/Subconsultant:	Cleary Zimmermann Engineers							
Project Manager:								
Date Proposal Submitted:	8-Aug-22							
Position/Personnel Title	Principal/Partner	Electrical Engineer	Mechanical Engineer	Plumbing Designer	Construction Inspector	Modeling Technician	Admin/Clerical	
Fully-Loaded Hourly Wage Rates * (as defined below)	\$250.00	\$195.00	\$190.00	\$145.00	\$145.00	\$130.00	\$105.00	
Task to be performed/Phase Description (including Sub-consultant work)	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Total Hours
Design	10	0	105	87		156	16	374
Construction Administration	8	0	30	30	0		20	88
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
Total Hours:	18	0	135	117	0	156	36	462
Total Fee Proposal (Not to Exceed):	\$4,500.00	\$0.00	\$25,650.00	\$16,965.00	\$0.00	\$20,280.00	\$3,780.00	\$71,175.00

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).

**EXHIBIT I****Fee/Price Proposal Breakdown for Professional Services**

<b>Project Name:</b>	<b>NCAA Final Four 2025 Improvements - ASR 4: Additional Scope</b>
<b>Name of Firm/Subconsultant:</b>	<b>CNG Engineering</b>
<b>Project Manager:</b>	<b>Lon Culbertson, PE</b>
<b>Date Proposal Submitted:</b>	<b>8/8/2022</b>

Position/Personnel Title	Principal/Partner	Senior Associate / Senior Architect	Project Manager / Licensed Architect	Project Manager / Not Licensed / Designer	Construction Observer	Architectural Inter II / Interiors	Graphics / Renderings	CADD	Senior Tech	A
Fully-Loaded Hourly Wage Rates * (as defined below)	\$215.00	\$0.00	\$190.00	\$175.00	\$120.00	\$0.00	\$0.00	\$95.00	\$120.00	
Task to be performed/Phase Description (including Sub-consultant work)	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Programming & Conceptual Design/ Presentation / Budget Cost Analysis	0	0	0	0	0	0	0	0	0	
Sustainability Analysis	0	0	0	0	0	0	0	0	0	
Schematic Design / Renderings / Cost Estimate	0	0	12	24	0	0	0	0	20	
Design Development / Cost Estimate	0	0	12	44	0	0	0	0	34	
Code Analysis / Facility Standards Review	0	0	0	0	0	0	0	0	0	
Utility Coordination	0	0	0	0	0	0	0	0	0	
Interior Design - Furniture Plan / Finish Selections	0	0	0	0	0	0	0	0	0	
Signage & Wayfindings	0	0	0	0	0	0	0	0	0	
Construction Document & Cost Estimate	0	0	16	92	0	0	0	0	86	
Bidding Phase Services	0	0	20	18	0	0	0	0	6	
Construction Administration / Project Closeout	0	0	20	24	54	0	0	0	24	
<b>Total Hours:</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>202</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>170</b>	
<b>Total Fee Proposal (Not to Exceed):</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,200.00</b>	<b>\$35,350.00</b>	<b>\$6,480.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$20,400.00</b>	

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).



**EXHIBIT I****Fee/Price Proposal Breakdown for Professional Services**

<b>Project Name:</b>	NCAA Final Four 2025 Improvements
<b>Name of Firm/Subconsultant:</b>	Idibri, a Salas O'Brien Company
<b>Project Manager:</b>	Ben Cating
<b>Date Proposal Submitted:</b>	8/19/2022

Position/Personnel Title	Principal/Partner	Senior Project Manager	Senior Project Engineer	Project Engineer	EIT I	EIT II	CADD Tech I/Eng Tech I	CADD Tech II/Eng Tech II	Admin/Clerical	Survey Crew-2 man	Survey Crew-3 man	Survey Crew 4 man	Survey Tech/Abstractor	Data Analyst	GIS Tech		
Fully-Loaded Hourly Wage Rates * (as defined below)	\$275.00	\$240.00	\$225.00	\$215.00	\$180.00	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task to be performed/Phase Description (including Sub-consultant work)	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Total Hours
Scope 2 - Schematic Design		0.5			5												5.5
Scope 2 - Design Development		1.5			19												20.5
Scope 2 - Construction Documents		0.5			21												21.5
Scope 2 - Construction Administration		1			6												7
Scope 3a - Schematic Design		0.5			5												5.5
Scope 3a - Design Development		2			15												17
Scope 3a - Construction Documents		1			8												9
Scope 3a - Construction Administration		1			13												14
Scope 3b - Schematic Design		0.5			5												5.5
Scope 3b - Design Development		2			15												17
Scope 3b - Construction Documents		1			24												25
Scope 3b - Construction Administration		1			13												14
Scope 4 - Schematic Design		0.5			5												5.5
Scope 4 - Design Development		1.5			19												20.5
Scope 4 - Construction Documents		1			33												34
Scope 4 - Construction Administration		1			6												7
																	0
																	0
<b>Total Hours:</b>	0	16.5	0	0	212	0					0	0	0		0	0	228.5
<b>Total Fee Proposal (Not to Exceed):</b>	\$0.00	\$3,960.00	\$0.00	\$0.00	\$38,160.00	\$0.00					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$42,120.00

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).

**EXHIBIT I**

## Fee/Price Proposal Breakdown for Professional Services

Project Name:	NCAA Final Four 2025 Improvements						
Name of Firm/Subconsultant:	COMBS Consulting Group						
Project Manager:	William Glaskox						
Date Proposal Submitted:	8/8/2022						
Position/Personnel Title	Principal/Partner	Senior Project Manager	Project Designer	Construction Administrator	CADD Tech I/Eng Tech I	Admin/Clerical	
Fully-Loaded Hourly Wage Rates * (as defined below)	\$175.00	\$150.00	\$150.00	\$150.00	\$95.00	\$75.00	
Task to be performed/Phase Description (including Sub-consultant work)	Hours	Hours	Hours	Hours	Hours	Hours	Total Hours
Site Survey / Field Verification		20	30		30		80
A/E Team Coordination / Meetings		16	9				25
Development of Construction Documents	4	60	70		72	12	218
Construction Administration		4	4	22		8	38
Project Close-Out		1		4	4	2	11
							0
							0
							0
							0
							0
							0
							0
Total Hours:	4	101	113	26	106	22	372
Total Fee Proposal (Not to Exceed):	\$700.00	\$15,150.00	\$16,950.00	\$3,900.00	\$10,070.00	\$1,650.00	\$48,420.00

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).



**EXHIBIT I**

## Fee/Price Proposal Breakdown for Professional Services

<b>Project Name:</b>	NCAA Final Four 2025 Improvements
<b>Name of Firm/Subconsultant:</b>	
<b>Project Manager:</b>	
<b>Date Proposal Submitted:</b>	8/19/2022

Position/Personnel Title	Sr. Cost Estimator	Senior Project Manager	Senior Project Engineer	Project Engineer	EIT I	EIT II	CADD Tech I/Eng Tech I	CADD Tech II/Eng Tech II	Admin/Clerical	Survey Crew-2 man	Survey Crew-3 man	Survey Crew-4 man	Survey Tech/Abstractor	Data Analyst	GIS Tech		
Fully-Loaded Hourly Wage Rates * (as defined below)	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task to be performed/Phase Description (including Sub-consultant work)	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Total Hours
Cost Estimating Services (Schematic Design)	120																120
Cost Estimating Services (Construction Design)	140																140
																	0
																	0
																	0
																	0
																	0
																	0
																	0
																	0
																	0
																	0
																	0
<b>Total Hours:</b>	260	0	0	0	0	0					0	0	0		0	0	260
<b>Total Fee Proposal (Not to Exceed):</b>	\$39,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$39,000.00

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).

**EXHIBIT I**

## Fee/Price Proposal Breakdown for Professional Services

<b>Project Name:</b>	NCAA Final Four 2025 Improvements
<b>Name of Firm/Subconsultant:</b>	Howe Engineers, Inc.
<b>Project Manager:</b>	Benjamin Muscente
<b>Date Proposal Submitted:</b>	8/4/2022

Position/Personnel Title	Principal/Partner	Associate Principal	Senior Engineer	Project Engineer	EIT I	EIT II	CADD Tech I/Eng Tech I	CADD Tech II/Eng Tech II	Admin/Clerical	Survey Crew-2 man	Survey Crew-3 man	Survey Crew 4 man	Survey Tech/Abstractor	Data Analyst	GIS Tech		
Fully-Loaded Hourly Wage Rates * (as defined below)	\$255.00	\$240.00	\$195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Task to be performed/Phase Description (including Sub-consultant work)	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Total Hours
Kitchen Renovations		2	8														10
Public Restroom Renovations: Field, Plaza, Club and Upper Level		1	4														5
Club Level Concession		1	4														5
Dining, Lounge Areas and Corners		1	4														5
Top of Dome and Hall of Fame Upgrades including FF&E		2	8														10
																	0
																	0
																	0
																	0
																	0
																	0
																	0
<b>Total Hours:</b>	0	7	28	0	0	0					0	0	0		0	0	35
<b>Total Fee Proposal (Not to Exceed):</b>	\$0.00	\$1,680.00	\$5,460.00	\$0.00	\$0.00	\$0.00					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$7,140.00

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).



**EXHIBIT I****Fee/Price Proposal Breakdown for Professional Services**

<b>Project Name:</b>	NCAA Final Four 2025 Improvements
<b>Name of Firm/Subconsultant:</b>	S2O Consultants, Inc.
<b>Project Manager:</b>	Harry Schildkraut
<b>Date Proposal Submitted:</b>	4-Aug-22

Position/Personnel Title	Principal/Partner	Senior Project Manager	Senior Project Engineer	Project Engineer	EIT I	EIT II	CADD Tech I/Eng Tech I	CADD Tech II/Eng Tech II	Admin/Clerical	Survey Crew-2 man	Survey Crew-3 man	Survey Crew 4 man	Survey Tech/Abstractor	Data Analyst	GIS Tech		
Fully-Loaded Hourly Wage Rates * (as defined below)	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task to be performed/Phase Description (including Sub-consultant work)	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Total Hours
DD: sketch plans & assemble cut sheets	4																4
DD: prepare cost estimate	3																3
DD: review MEP load schedules & plans	2																2
CD:review plans & elevations	3.5																3.5
CD: write specifications	2																2
CD: update cost estimate	1																1
Bid: review bids	0.5																0.5
CA: answer RFI's	1																1
CA: review submittals	3																3
																	0
																	0
<b>Total Hours:</b>	20	0	0	0	0	0					0	0	0		0	0	20
<b>Total Fee Proposal (Not to Exceed):</b>	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$4,500.00

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).

**End of Exhibit 2**